| 012.0 | 0002 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,082,100 / 1,082,100 |
| | | | | | USE VALUE: | 1,082,100 / 1,082,100 |
| | | | | | ASSESSED: | 1,082,100 / 1,082,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 32 | -34 | PONDVIEW RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WHITE EDWARD S /SARAH L |
| Owner 2: | WHITE ANNETTE |
| Owner 3: | |
| Street 1: | 32 PONDVIEW ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WHITE EDWARD S --ETAL - |
| Owner 2: | WHITE BEVERLY A - |
| Street 1: | 32 PONDVIEW ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,573 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3415 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5573.000 | 607,700 | 4,600 | 469,800 | 1,082,100 |
| Total Card | 0.128 | 607,700 | 4,600 | 469,800 | 1,082,100 |
| Total Parcel | 0.128 | 607,700 | 4,600 | 469,800 | 1,082,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.87 | /Parcel: 316.8

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 9403

**GIS Ref**

**GIS Ref**

**Insp Date** 12/19/17

!1182!

## PREVIOUS ASSESSMENT

Parcel ID 012.0-0002-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 607,800 | 4600 | 5,573. | 469,800 | 1,082,200 | 1,082,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 443,100 | 4600 | 5,573. | 645,900 | 1,093,600 | 1,093,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 443,100 | 4600 | 5,573. | 411,000 | 858,700 | 858,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 415,400 | 4600 | 5,573. | 375,800 | 795,800 | 795,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 415,400 | 4600 | 5,573. | 305,300 | 725,300 | 725,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 369,900 | 4600 | 5,573. | 305,300 | 679,800 | 679,800 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 369,900 | 4600 | 5,573. | 278,300 | 652,800 | 652,800 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 385,000 | 4600 | 5,573. | 264,800 | 654,400 | 654,400 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 16:50:53 |

**LAST REV**

| Date | Time |
|---|---|
| 08/21/19 | 09:49:16 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1182

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WHITE EDWARD S | 40276-3 | | 8/1/2003 | Family | 1 | No | No | | |
| WHITE EDWARD S | 33604-556 | | 9/7/2001 | Family | | No | No | | |
| | 19852-552 | | 6/1/1989 | | 275,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 9403 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/2/2013 | 450 | Solar Pa | 34,444 | C | | | | |
| 11/30/2006 | 1044 | Manual | 25,000 | | | G8 | GR FY08 | interior renovatio |
| 6/15/2006 | 474 | Manual | 7,200 | | | | | finish third fl |
| 4/12/2005 | 410 | Dormers | 48,000 | | | G6 | GR FY06 | 37 FT DRMR SHELL |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/19/2017 | Meas/Inspect | BS | Barbara S |
| 5/7/2009 | Measured | 372 | PATRIOT |
| 4/21/2006 | Permit Visit | BR | B Rossignol |
| 4/6/2000 | Inspected | 276 | PATRIOT |
| 9/27/1999 | Mailer Sent | | |
| 9/27/1999 | Measured | 264 | PATRIOT |
| 6/6/1993 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5573 | | Sq. Ft. | Site | | 0 | 80. | 1.05 | 1 | | | | | | | | | 469,750 | | | | | | 469,800 | |

Total AC/HA: 0.12794 | Total SF/SM: 5573 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 469,750 | Spl Credit | Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G7 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | 1 | Rating: | Good |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.95746708 |
| Const Adj.: | 0.97757620 |
| Adj $ / SQ: | 159.120 |
| Other Features: | 134697 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 746516 |
| Depreciation: | 138852 |
| Depreciated Total: | 607664 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 13 | BRs: | 5 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 7 | 3 | |
| Totals | | | |
| 2 | 13 | 5 | |

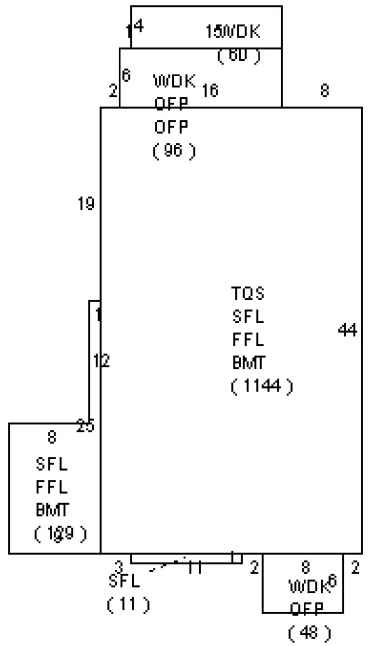
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 159.12 |
| Special Features: | 0 | Val/Su Net: | 118.41 |
| Final Total: | 607700 | Val/Su SzAd | 177.95 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,284 | 159.120 | 204,309 |
| BMT | Basement | 1,273 | 47.740 | 60,768 |
| FFL | First Floor | 1,273 | 159.120 | 202,559 |
| TQS | 3/4 Story | 858 | 159.120 | 136,525 |
| OFP | Open Porch | 240 | 22.850 | 5,484 |
| WDK | Deck | 204 | 10.660 | 2,174 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 5,132 | | | Total: | 611,819 |
| Size Ad | 3415 | Gross Are | 5418 | FinArea | 3415 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 012.0-0002-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X19 | A | AV | 1924 | 22.31 | T | 40 | 104 | | | 4,600 | | | 4,600 |

| More: | N | Total Yard Items: | 4,600 | Total Special Featues: | | Total: | 4,600 |
|---|---|---|---|---|---|---|---|